



**Board of Appeals Agenda
Thursday, January 9, 2025 - 6:00 PM**

Scott Hang
@ Large

Eric White
District 1

Fran Collier
District 2

Brian Deaton
District 3

Ben Benartzi
District 4

Bill Cooper
District 5

Power Evans
District 6

I. Call to Order, Invocation, Pledge to Flag

II. Roll Call

III. Approval of Minutes

- a) December 9, 2024

IV. Public Hearing Procedures

V. Public Hearings

- a) **BOA 2025-001 (XX078 117C) 0 Ridgeway Rd.; Zachary Garrett / Applicant; Elana Caisin and Sergiu Caisin / owners.** Variance request to UDC section 89-402 for minimum road frontage.

VI. Adjournment

Barrow County Government will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of Barrow County Government should be directed to the Clerk of Commission; 30 North Broad Street, Winder, GA 30680; telephone number is 770-307-3005.

Item Cover Page

BOARD OF APPEALS AGENDA ITEM REPORT

DATE: January 9, 2025

SUBMITTED BY: Sherrie Lacrimosa, Planning & Community Development

ITEM TYPE: Public Hearing

AGENDA SECTION: **Approval of Minutes**

SUBJECT: December 9, 2024

ATTACHMENTS:

[board-of-appeals_minutes DRAFT.pdf](#)



Board of Appeals Minutes
Thursday, December 12, 2024 - 6:00 PM

I. Call to Order, Invocation, Pledge to Flag

Attendee Name	Title	Status
Scott Hang	@ Large	Absent
Eric White	District 1	Present
Fran Collier	District 2	Present
Brian Deaton	District 3	Present
Ben Benartzi	District 4	Present
Bill Cooper	District 5	Present
Power Evans	District 6	Present
Joseph W Vann		Absent
Also Present: @Large Scott Hang resigned his seat prior to the meeting.		

The meeting was called to order at 6:02 pm by Chairman, Ben Benartzi, District 4.
District 6, Power Evans gave the Invocation.

II. Roll Call

Those in attendance were District 1 Eric White, District 2 Fran Collier, District 3 Brian Deaton, District 4/Chairman Ben Benartzi, District 5 Bill Cooper, and District 6 Power Evans. @ Large Scott Hang resigned his seat prior to the meeting.

Also in attendance were Director of Planning and Community Development, Rebecca Whiddon, Development Administrator, Cherie Varnum, and staff member Sherrie Lacrimosa.

III. Approval of Minutes

a) November 14, 2024 meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brian Deaton, District 3
SECONDER:	Fran Collier, District 2
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to approve as presented Motion made by Deaton, seconded by Collier. Motion with the voting results shown in the box above.

IV. Public Hearing Procedures

The Public Hearing Procedures were read by Director of Planning and Community Development Rebecca Whiddon.

V. Public Hearings

- a) **BOA 2024-017 (XX047 032) 1054 Old Thompson Mill Rd.; Brad Carter/ Applicant; Bethlehem Church / Owner.** Variance request to UDC 89-1604 for screening setbacks, 89 -1605 for sidewalk and lighting requirements, and UDC 89-403 for minimum building setbacks.

Applicant, Bard Carter was present to represent the request. Dustin Mattox and Ryan McCain were present in support of the request.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric White, District 1
SECONDER:	Power Evans, District 6
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to approve Motion made by White, seconded by Evans. Motion with the voting results shown in the box above.

- b) **BOA 2024-018 (XX053 033G) 947 Loganville Hwy.; Makenna Juntti/ Applicant; QuikTrip Corporation/ Owner.** Variance request to UDC 89-788 for the maximum allowed sign face for monument and canopy signage. Variance request to UDC 89-1604 to allow for internally lit signage.

RESULT:	FAILED [2 TO 4]
MOVER:	Power Evans, District 6
SECONDER:	Bill Cooper, District 5
AYES:	Cooper, Evans
NAYS:	White, Collier, Deaton, Benartzi
ABSENT:	Hang

Motion to approve variance request to UDC 89-788 for maximum allowed sign face for monument and canopy signage. Motion made by Evans, seconded by Cooper. Motion with the voting results shown in the box above.

RESULT:	PASSED [5 TO 1]
MOVER:	Eric White, District 1
SECONDER:	Brian Deaton, District 3
AYES:	White, Collier, Deaton, Benartzi, Cooper
NAYS:	Evans
ABSENT:	Hang

Motion to deny variance request to UDC 89-788 for maximum allowed sign face for monument and canopy signage. Motion made by White, seconded by Deaton. Motion with the voting results shown in the box above.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Power Evans, District 6
SECONDER:	Brian Deaton, District 3
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to approve variance request to UDC 89-1604 to allow for internally lit signage Motion made by Evans, seconded by Deaton. Motion with the voting results shown in the box above.

VI. New Business

- a) Elect 2025 Chairman and Vice Chairman

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ben Benartzi, District 4
SECONDER:	Brian Deaton, District 3
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to nominate District 6 Power Evans for the seat of Chairman for 2025. Motion made by Benartzi, seconded by Deaton. Motion with the voting results shown in the box above.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Power Evans, District 6
SECONDER:	Fran Collier, District 2
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to nominate District 1 Eric White for the seat of Vice Chairman for 2025. Motion made by Evans, seconded by Collier. Motion with the voting results shown in the box above.

VII. Adjournment

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Fran Collier, District 2
SECONDER:	Brian Deaton, District 3
AYES:	White, Collier, Deaton, Benartzi, Cooper, Evans
ABSENT:	Hang

Motion to adjourn The meeting adjourned at 6:25 pm. Motion made by Collier, seconded by Deaton. Voting results shown in the box above.

These Minutes have been approved by the Barrow County Board of Appeals.

Item Cover Page

BOARD OF APPEALS AGENDA ITEM REPORT

DATE: January 9, 2025

SUBMITTED BY: Sherrie Lacrimosa, Planning & Community Development

ITEM TYPE: Public Hearing

AGENDA SECTION: **Public Hearings**

SUBJECT: **BOA 2025-001 (XX078 117C) 0 Ridgeway Rd.; Zachary Garrett / Applicant; Elana Caisin and Sergiu Caisin / owners.** Variance request to UDC section 89-402 for minimum road frontage.

Commission District:

District 2: Bill Brown

Existing Land Use:

Small Vacant Residential Tract

Existing Zoning:

R-1 (Low Density Single Family Residential)

Future Land Use Map Category:

Traditional Neighborhood

Summary:

The applicant has requested a variance to UDC 89-402 for minimum road frontage to subdivide the existing parcel into 3 lots. The proposed variance would reduce the R-1 zoning 100 ft. minimum of road frontage to 0ft with access via an easement. There shall be a recorded private access easement and maintenance agreement for this minor subdivision as shown in the site plan. The property is zoned R-1 single-family residential and has building setbacks of 35' front, 15' sides and 40' rear.

[BOA 2025-001 \(XX078 117C\) 0 Ridgeway Rd Case File](#)

ATTACHMENTS:

[Staff Recommendation.pdf](#)

Site Plan 11.18.2024.pdf
Letter of Intent.pdf
Proffered Conditions.pdf
Staff Analysis.pdf
Summary.pdf
Ariel Map.pdf
FLUM Map.pdf
Zoning Map.pdf
! Application 11.6.2024.pdf



Planning & Community Development
30 North Broad Street
Winder, GA 30680
(770) 307-3034
planning@barrowga.org

VARIANCE PLANNING STUDY

BOA 2025-001 (XX078 117C) 0 Ridgeway Rd.; Zachary Garrett / Applicant; Elana Caisin and Sergiu Caisin / owners. Variance request to UDC section 89-402 for minimum road frontage.

STAFF RECOMMENDATION

Staff recommends **approval** of the variance request to UDC 89-402 for minimum road frontage for the 3 proposed tracts with the following conditions:

1. Sod and landscaping shall be installed and maintained in the disturbed areas of all front yards and 15' of side yards on the property.
2. All residential structures constructed on the property shall have a minimum of 2,000 square feet of heated gross floor area.
3. The exterior of any and all residential units constructed on the property shall consist of brick, stone, stucco, or masonry siding, or any combination thereof.
4. The entrance must be built in accordance with the county's shared driveway detail, and an established ingress/egress easement must be established for access to all lots.

ZONING NOTES:

THIS PROPERTY IS ZONED R100
BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT: 35'
SIDE: 15'
REAR: 40'
MAXIMUM BUILDING HEIGHT: 35 FEET

FLOOD NOTE:

I HAVE REVIEWED THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13013C 0140D, WITH AN EFFECTIVE DATE OF 12/1/2022 AND DETERMINED THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA. ALL PORTIONS OF THIS PROPERTY LIE WITHIN A "ZONE X", BEING DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RESERVED FOR COUNTY CLERK USE

SURVEY NOTES:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
7. THE TOPOGRAPHY USED FOR ASSESSMENT WAS PROVIDED BY LIDAR DATA AVAILABLE FROM BARROW COUNTY AND PROCESSED USING GIS1.NET. THE CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR ELENA CAISIN AND SERGIU CAISIN RECORDED IN DEED BOOK 2500, PG 296 OF BARROW COUNTY, GEORGIA LAND RECORDS.
2. PLAT FOR TERRY & CHAVINE WATKINS, RECORDED IN PLAT BOOK 65, PAGE 165 OF BARROW COUNTY, GEORGIA LAND RECORDS.

UTILITY NOTES:

- 1) THE SOURCE OF WATER SHALL BE PROVIDED BY A 6 INCH WATER MAIN INSTALLED BY THE OWNER, AND LATER DEDICATED TO THE CITY OF WINDER WATER AND SEWER AUTHORITY.
- 2) POWER TO BE PROVIDED BY GEORGIA POWER OR JACKSON EMC THROUGH EITHER AERIAL POLES OR UNDERGROUND INSTALLATION WITHIN THE UTILITY EASEMENT CORRIDOR SHOWN ALONG THE PROPOSED ACCESS ROAD.
- 3) NO NATURAL GAS IS PLANNED AT THE TIME OF PLATTING BUT IF IT BECOMES AVAILABLE IT SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT CORRIDOR SHOWN ALONG THE PROPOSED ACCESS ROAD. IT MAY ALSO BE INSTALLED VIA INDIVIDUAL STORAGE TANKS EITHER ABOVE GROUND OR UNDERGROUND.
- 4) COMMUNICATIONS SHALL BE PROVIDED BY A UTILITY PROVIDER OF THE CONTRACTORS CHOICE. THE COMMUNICATIONS SHALL BE INSTALLED VIA AERIAL POLES OR UNDERGROUND WITHIN THE UTILITY EASEMENT CORRIDOR SHOWN ALONG THE PROPOSED ACCESS ROAD.

BARROW ENVIRONMENTAL HEALTH NOTES:

- Level 3 soil report:ATLAS ENVIRONMENTAL CONSULTING, LLC; stamped by Christian W. Hoadley; Dated 5/19/2024.
- No grading shall be done on any lot until site approval has been issued by the BCEH. (Barrow County Environmental Health)
- Additional information may be required from BCEH at time of application.
- ATU - Aerobic Treatment Unit or other Class 1 treatment may be required to be determined at time of permit application.
- TIF - tank in first
- SSLP-Septic System Location Plan required
- The following soils have been considered as usable in sizing the lots: CECIL, CECIL WET VARIANT, PACOLET
- The following soils have been considered unusable in sizing of the lots:NONE
- This subdivision is based on three or four bedroom homes with average appurtenances and a footprint of 2400 square feet or less (heated and unheated space). If the home is to be bigger, additional information will be needed and a larger lot size may be required.
- Slab homes may require additional information and/or a larger lot size.
- Ga. Code 511-3-1-.03(1) requires that sewage disposal facilities be provided within 200 feet of a work site.

THIS SUBDIVISION DOES NOT LIE IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPT. OF NATURAL RESOURCES, EPD CHAPTER 391-3-16.02

THIS PROPERTY LIES WITHIN THE WATERSHED OF APALACHEE RIVER BASIN IN BARROW COUNTY, GA. THIS PROPERTY LIES 1300 FEET NW OF A STREAM BASIN THAT IS 10,000 FEET UPSTREAM FROM THE APALACHEE RIVER.

THERE IS NO PERENNIAL STREAM THAT IS IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF GEORGIA DEPT. OF NATURAL RESOURCES, EPD, CHAPTER 391-3-16.01

WATER SUPPLY MUST BE PROVIDED BY PUBLIC WATER MAIN INFRASTRUCTURE BY CITY OF WINDER- NO PRIVATE WELLS APPROVED FOR THESE LOTS

NO WELLS WERE FOUND WITHIN 100 FEET OF THE EXTERIOR PROPERTY LINES AFTER INVESTIGATING THE ADJOINING PROPERTIES AND INTERVIEWING THE ADJOINING PROPERTY OWNERS.

NO TRASH PITS WERE FOUND ON THIS PROPERTY DURING THE TIME OF THIS SURVEY

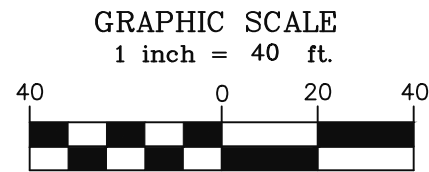
HEALTH DEPARTMENT CERTIFICATION:

The lots shown have been reviewed by the Barrow County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provide therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to th issuance of a construction permit.

DATED THIS _____DAY OF _____, 20____.

BY: _____

TITLE: _____
ENVIRONMENTAL HEALTH SECTION



GRID NORTH (GA WEST) N

LEGEND			
AE	ACCESS EASEMENT	OHP	OVERHEAD POWER
BC	BACK OF CURB	PB	PLAT BOOK
B/L	BUILDING LINE	PO	POWER POLE
C	CENTER LINE	P/L	PROPERTY LINE
CMF	CONCRETE MONUMENT FOUND	R.R.	RAILROAD
O	COMPUTED CORNER	RB	REBAR
CTP	CRUMPED TOP PIPE	RDS	RESIDENTIAL DRAINAGE STUDY
DB	DEED BOOK	RDP	RESIDENTIAL DRAINAGE PLAN
DE	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EOP	EDGE OF PAVEMENT	S/B	SLAB/BASEMENT
FFE	FINISHED FLOOR ELEVATION	S.F.A.	SINGLE FAMILY-ATTACHED
GMD	GEORGIA MULTIA DISTRICT		
HLP	HOUSE LOCATION REQUIRED		
IPF	IRON PIN FOUND	S.F.D.	SINGLE FAMILY-DETACHED
IPS	IRON PIN SET	SM	SANITARY SEWER MANHOLE
LP	LIGHT POLE	UFO	UNDERGROUND FIBER OPTIC
OTP	OPEN TOP PIPE	UE	UTILITY EASEMENT

ARCH TANNER ROAD
80' R/W

TAX ID:XX0788 117B
#906 ARCH TANNER ROAD
N/F ROBERT HOLMAN &
IRENE HOLMAN
DB 1278, PG 691
PB 52, PG 241

TAX ID:XX0788 117A
#234 RIDGEWAY ROAD
N/F MATTHEW ALEXANDER GOLDEN
DB 2019, PG 746
PB 52, PG 238

TAX ID:XX078 117
#218 RIDGEWAY ROAD
N/F CHAVINE WATKINS
DB 1826, PG 594
PB 62, PG 220

TAX ID:BE02 021
RIDGEWAY ROAD
N/F GERALD R. (BUDDY) SIMS

TAX ID:BE02 030A
#912 ARCH TANNER ROAD
N/F DARIA G. OCANA
DB 2030, PG 319
PB 64, PG 48

TAX ID:BE02 030A
#912 ARCH TANNER ROAD
N/F DARIA G. OCANA
DB 2030, PG 319
PB 64, PG 48



SURVEYORS CERTIFICATION (i):

As required by subsection(d) of O.C.G.A. Section15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Zachary R. Garrett
ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169
11-18-2024
DATE

STATE: GEORGIA	DRAFTED BY: ZRG	REVISION INDEX:
COUNTY: BARROW	GMD: 249	
CITY: N/A		
EXISTING TAX ID: XX078 117C		
DATE OF FIELD WORK : 04-16-2024		

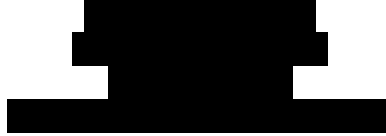
MINOR SUBDIVISION PLAT FOR:
ELENA CAISIN & SERGIU CAISIN
EXISTING ADDRESS: RIDGEWAY ROAD, BETHLEHEM, GA 30620

GARRETT LAND SURVEYING, LLC

SHEET#

1

Garrett Land Surveying LLC



October 30, 2024

RE: 0 Ridgeway Road(Barrow Parcel XX078 117C Bethlehem, GA 30620

LETTER OF INTENT for Variance to UDC Section 89-402. For road frontage requirements

It is our intent to divide the existing parcel XX078 117C into 3 parcels meeting the requirements of R-1 and served by a Private Access/Utility Easement Agreement. We shall have an Access/Utility Easement agreement written by an attorney. This document will clarify the rights of access to be reciprocal and “non-exclusive” to Lots 1, 2, and 3 as shown on a Minor Subdivision Plat prepared by Garrett Land Surveying, LLC.

This easement shall be prepared and recorded at the courthouse and made available to the planning department before the date of the Variance meeting.

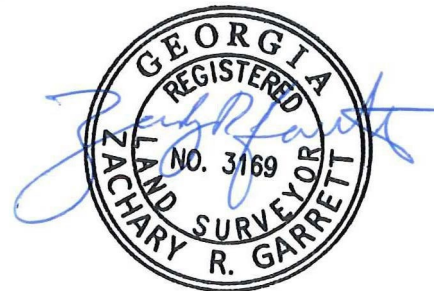
Also attached to this variance application are the following:

- Minor Subdivision Plat of property (Site plan/Concept plan)
- A preliminary review letter from Michelle Huff at Barrow County Environmental Health
- A water availability letter from the Barrow County Water Authority
- Copy of original Recorded plat (Plat Book 65, page 166)
- Legal Description (Deed book 2500, page 296)
- Attachment A-Disclosure of Campaign Contributions
- Attachment B-Proffered Conditions
- Attachment C-Applicant/Owner Certification
- Pre-App Staff review letter

Zachary R. Garrett

A handwritten signature in blue ink that reads "Zachary R. Garrett".

Georgia Professional Land Surveyor #3169





Planning & Community Development • [REDACTED]
[REDACTED]

PROFFERED CONDITIONS

As part of an application for any zoning action, a property owner may proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.

Please list any written proffered conditions below:

A variance request for the frontage of Zoning R-1 requirement of 100 feet to be reduced to Zero, with Conditions that an ACCESS EASEMENT/MAINTENANCE AGREEMENT shall be completed and recorded at the Barrow County Courthouse for perpetuity.

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

Minor Subdivision plat drawn for the split of existing parcel XX078 117C into 2 parcels.

3 parcels- (ZRG)

I do hereby submit these proffered conditions as an attachment to my application and request that they be considered along with same.

Applicant's Signature: _____

eSigned via SeamlessDocs.com
Zachary Garrett
Key: 9c000e22-12ee-4962-ace5-4631b7137ed2

Applicant's Name: Zack Garrett

Date: 10-30-2024



Planning & Community Development
30 North Broad Street
Winder, GA 30680
(770) 307-3034
planning@barrowga.org

VARIANCE PLANNING STUDY

BOA 2025-001 (XX078 117C) 0 Ridgeway Rd.; Zachary Garrett / Applicant; Elana Caisin and Sergiu Caisin / owners. Variance request to UDC section 89-402 for minimum road frontage.

STAFF ANALYSIS

1. Will the variance cause substantial detriment to the public good? **No, the proposed variance should not cause substantial detriment to the public good as the 3 lots will access thru one proposed drive.**
2. Will the variance be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity? **No. the proposed variance should not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity.**
3. Will the variance diminish or impair property values within the surrounding neighborhood? **No. he proposed variance should not diminish or impair property values within surrounding neighborhood**
4. Will the variance impair the purpose and intent of the Development Code? **No. the proposed variance should not impair the purpose and intent of the Development Code**



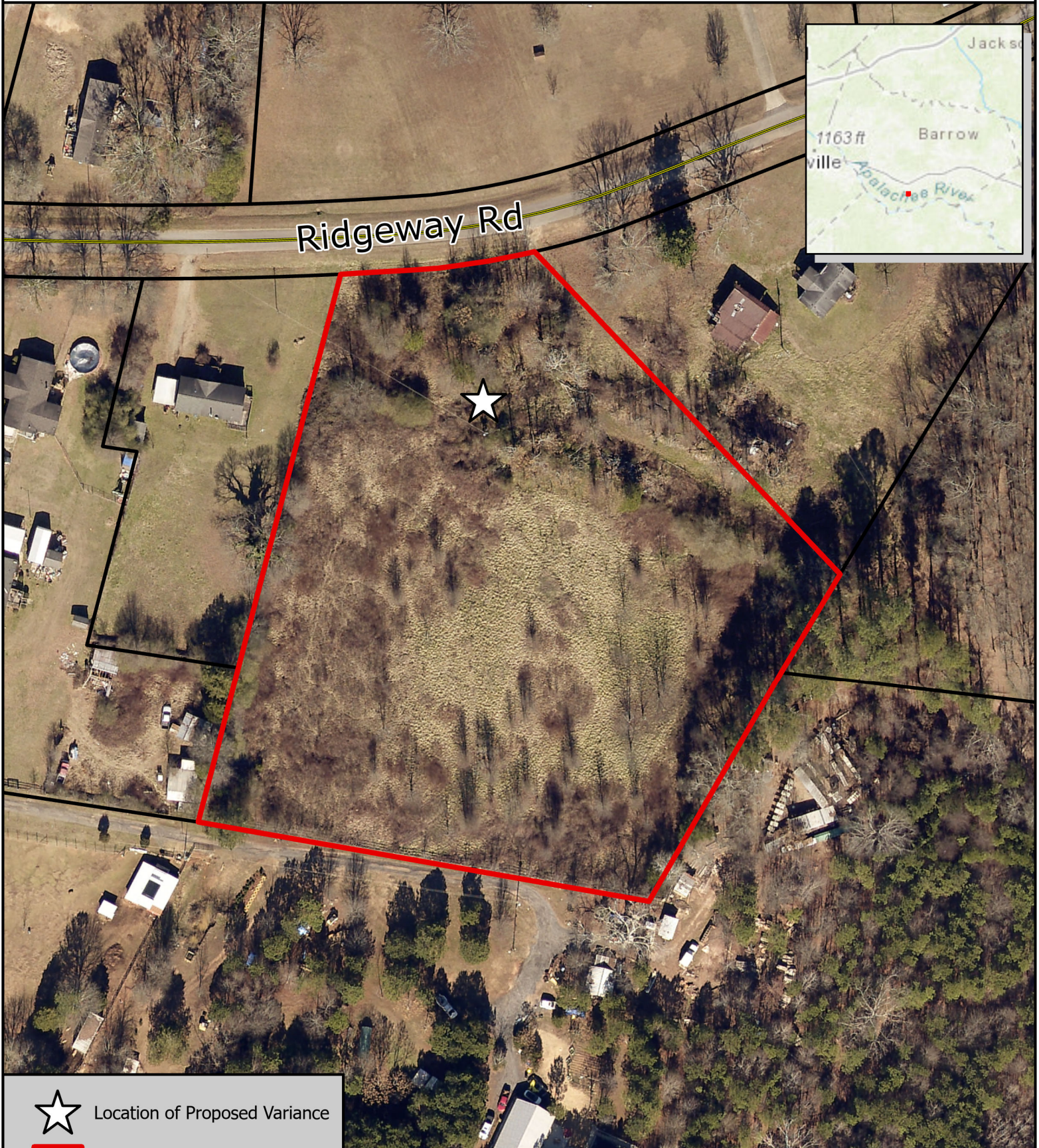
Planning & Community Development
30 North Broad Street
Winder, GA 30680
(770) 307-3034
planning@barrowga.org





VARIANCE PLANNING STUDY

BOA 2025-001 (XX078 117C) 0 Ridgeway Rd.; Zachary Garrett / Applicant; Elana Caisin and Sergiu Caisin / owners. Variance request to UDC section 89-402 for minimum road frontage.

SUMMARY

The applicant has requested a variance to UDC 89-402 for minimum road frontage to subdivide the existing parcel into 3 lots. The proposed variance would reduce the R-1 zoning 100 ft. minimum of road frontage to 0ft with access via an easement. There shall be a recorded private access easement and maintenance agreement for this minor subdivision as shown in the site plan. The property is zoned R-1 single-family residential and has building setbacks of 35' front, 15'sides and 40' rear.

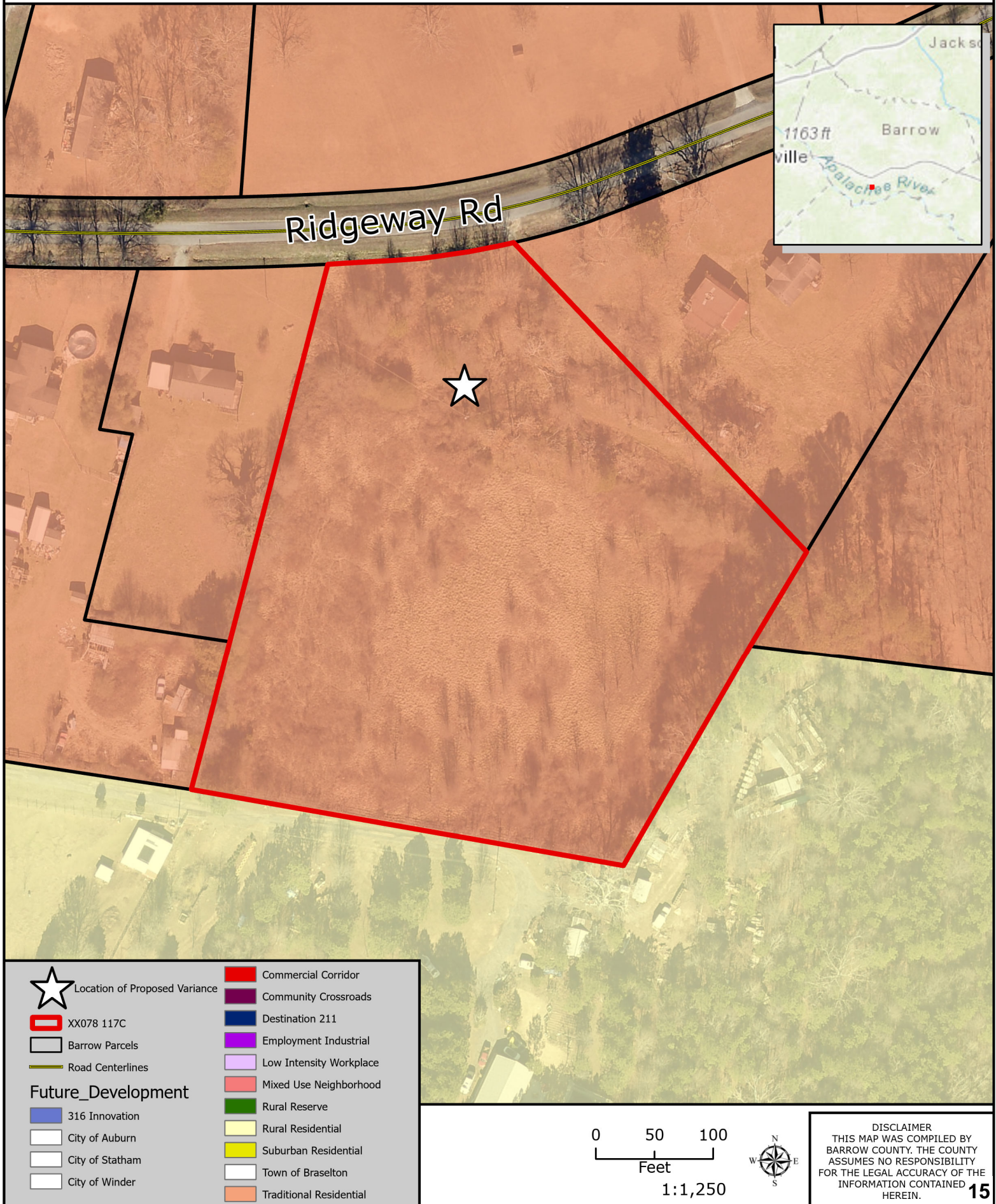


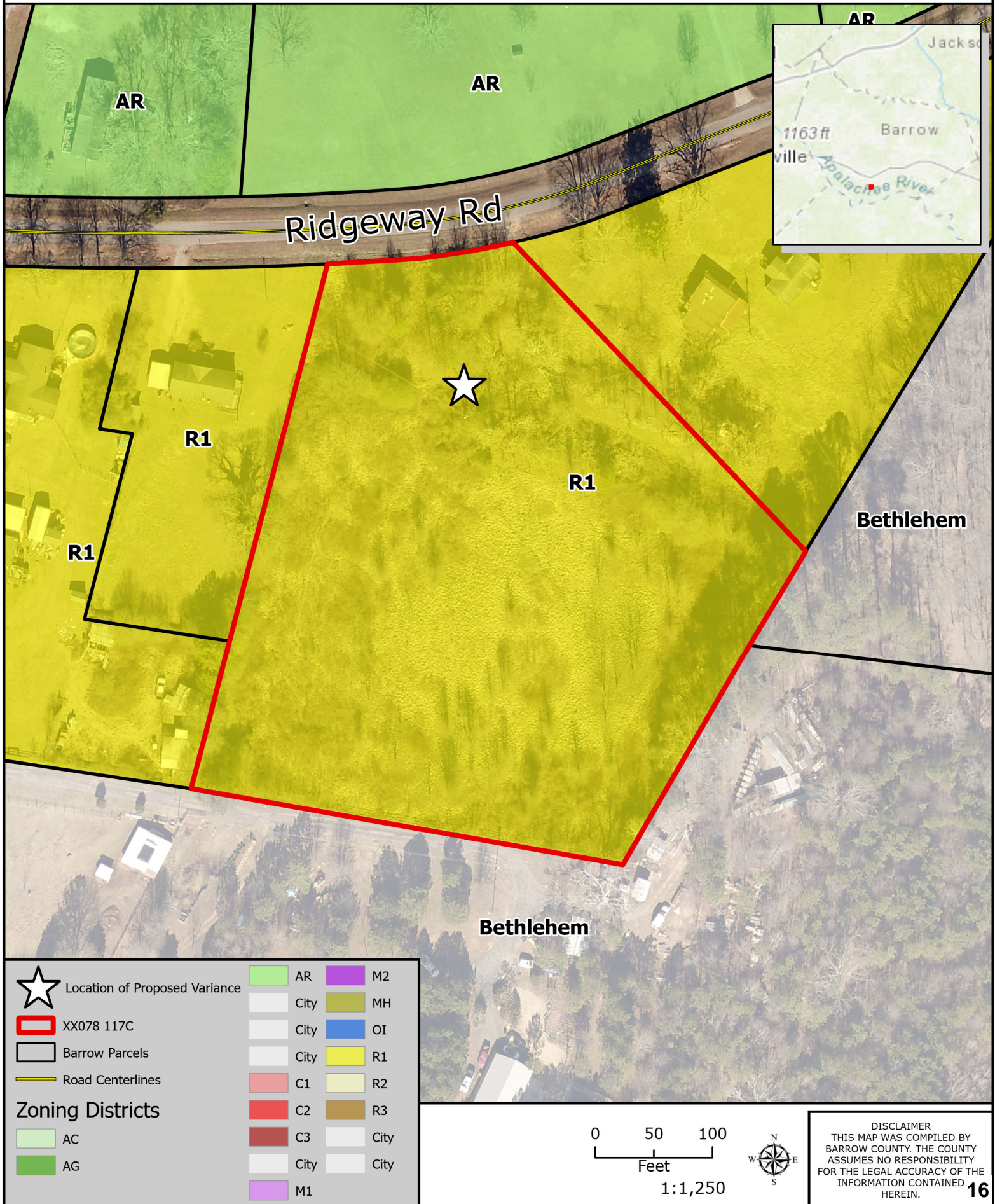
-  Location of Proposed Variance
-  XX078 117C
-  Barrow Parcels
-  Road Centerlines

0 50 100
Feet
1:1,250



DISCLAIMER
THIS MAP WAS COMPILED BY
BARROW COUNTY. THE COUNTY
ASSUMES NO RESPONSIBILITY
FOR THE LEGAL ACCURACY OF THE
INFORMATION CONTAINED
HEREIN.







BOA Variance Application

Barrow County Board of
Commissioners

Submitted On:

Oct 30, 2024, 11:42AM EDT

Board of Appeals Variance Application

Tax Map and Parcel Number	XX078 117C
Location / Address of the Proposed Variance	Street Address: 0 Ridgeway Road City: Bethlehem State: GA Zip: 30620
Present Zoning District	R-1 - Low Density Single-Family Residential
Requested Variance or Appeal	Variance for Sec. 89-403. - Maximum density, minimum lot area and width. Sec. 89-402: Minimum Lot Frontage (Corrected by ZRG-11-06-2024) A variance from the required 100 feet to zero feet to be approved for 3 lots with conditions as such; An Access Easement/Maintenance Agreement for the shall be recorded.
What section of the Barrow County Unified Development Code are you asking for a variance or appeal from?	Variance for Sec. 89-403. - Maximum density, minimum lot area and width. 89-402: Minimum Lot Frontage (corrected by ZRG-11-06-2024)
Applicant Name	Zachary Garrett
Applicant Address	Street Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Applicant Phone Number	[REDACTED]
Applicant Email	[REDACTED]
Applicant is the...	Owner's Agent
Property Owner(s) Name	Elena Caisin and Sergiu Caisin
Property Owner(s) Address	Street Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Property Owner(s) Phone Number	[REDACTED]
Property Owner(s) Email	[REDACTED]
Upload Attachment A - Distribution of Campaign Contribution	Attachment A_ Disclosure_of_Campaign_Contributions___0 Ridgeway Road.pdf
Upload Attachment B -	Attachment B_PROFFERED_CONDITIONS_TEMPLATE_0 Ridgeway Road

